

# \$319,888 - 2425, 81 Legacy Boulevard Se, Calgary

MLS® #A2217364

**\$319,888**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

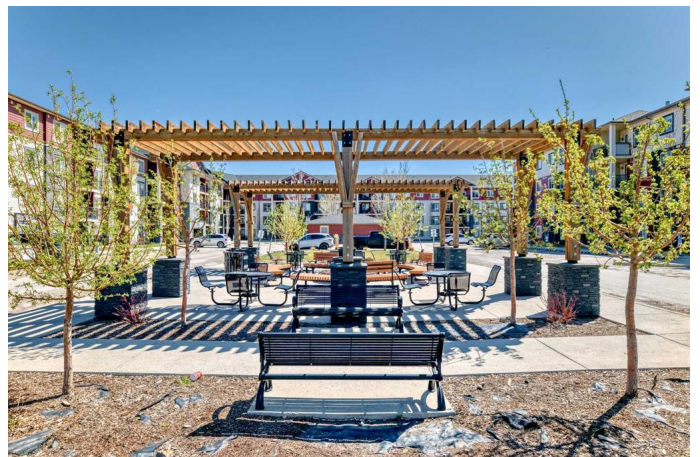
Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo with a versatile den, located in the sought-after community of Legacy in Calgary. With an inviting east-facing exposure, you'll enjoy natural light streaming through the windows every morning, creating a bright and airy atmosphere throughout the space. Step inside to discover brand-new luxury vinyl plank flooring that exudes style and durability, paired with sleek stainless steel appliances in the kitchen, perfect for culinary enthusiasts. The open-concept design allows for seamless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The spacious master bedroom comes with its own en-suite bathroom, while the second bedroom provides ample space for family, guests, or a home office. The additional den offers the perfect spot for a home office, reading nook, or even extra storage. This condo is situated in a vibrant neighborhood with close access to parks, shopping, dining, and more, making it the perfect combination of comfort and convenience. Don't miss out on this fantastic opportunity to own a contemporary condo in one of Calgary's most desirable communities.

Built in 2016

## Essential Information

MLS® #

A2217364



|                |                   |
|----------------|-------------------|
| Price          | \$319,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2425, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Underground                  |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Zoning         | M-X2          |
| HOA Fees       | 37            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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